

**Moultonborough Planning Board  
P.O. Box 548  
Moultonborough, NH 03254  
(603) 476-2347**

**NOTES OF DECISION**

**YOU ARE HEREBY NOTIFIED THE FOLLOWING DECISIONS WERE MADE BY THE  
MOULTONBOROUGH PLANNING BOARD AT THEIR MEETING OF JUNE 10, 2009:**

A Site Plan was approved for **Dixon Recreational Co., LLC (213-17)** with the condition that the project be built or developed substantially in compliance with the plans on file and testimony at the hearings, adding notation to the plan to include the restrictions required by the ZBA, the removal of the word 'display' in the area that says storage/display. Note on the plan that there will be a buffer on the adjacent residential property which will be a deeded condition of sale, and to the greatest extent possible the berm/buffer be located on the commercial lot and only the minimum amount on the residential lot. A note being added to the plan that the trees on the berm are to be evergreens, 6' high, planted 6' on center in a zigzag manner and the berm is to be at least 20' in width and 5' in height, the tree line between the Mason and Dixon property line to be shown on the plan, grant the waiver request as submitted and the Board reserves the Right to Amend.

The Site Plan Review Hearing for **C.G. Roxane, LLC (Old 85-21 / New 94-4)** was continued to July 8, 2009.

A Site Plan Amendment was approved for **Chris Maroun/Morester, LLC (135-19)** subject to the gravel driveway being labeled, the two display areas for palletized cordwood be depicted as discussed, Grant waiver as requested and with the condition that the project be built or developed substantially in compliance with the plans on file and testimony at the hearing, and the Board reserves the Right to Amend.

A Three Lot Subdivision was approved for **Jonathan C. Gilman, Trustee of the Norway Point Trust (243-28)** subject to the receipt of State Subdivision approval, the setback lines be added to the plan, that the project be built or developed substantially in compliance with the plans on file and testimony at the hearing and grant the waivers as requested.

The board granted a Twelve Month Extension of their September 12, 2007 conditional approval for **Morrill Homes of Wolfeboro (152-18)** relating to the condition that the road must be completed or a bond in the same amount of 110% for the cost of the road must be in place before September 12, 2009. This has been extended to September 12, 2010.

**Judith A. Ryerson  
Chairperson**

